



HARBERT-RETAIL.COM
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FOR SALE: REDEVELOPMENT OPPORTUNITY IN OPPORTUNITY ZONE

📍 1628 1st Avenue North, Birmingham, AL 35203



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REDEVELOPMENT OPPORTUNITY IN OPPORTUNITY ZONE

- **List Price: Call for Pricing**
- +/- 14,000 SF Two-Story Office/Retail Building
- Eligible for Historic Tax credits
- Walking distance to retail / restaurants
- Located in new Innovation District “The Switch”
 - Directly adjacent to the recently developed TJ Tower Apartment Community.
 - Located near the Civil Rights District of Birmingham, as well as one block from UAB’s Innovation Depot, and 1.5 blocks from the Pizitz Food Hall.



Population

1 Mile: 8,168
3 Mile: 77,990
5 Mile: 171,845



Daytime Business Population

1 Mile: 104,135
3 Mile: 165,056
5 Mile: 230,933



Average Household Income

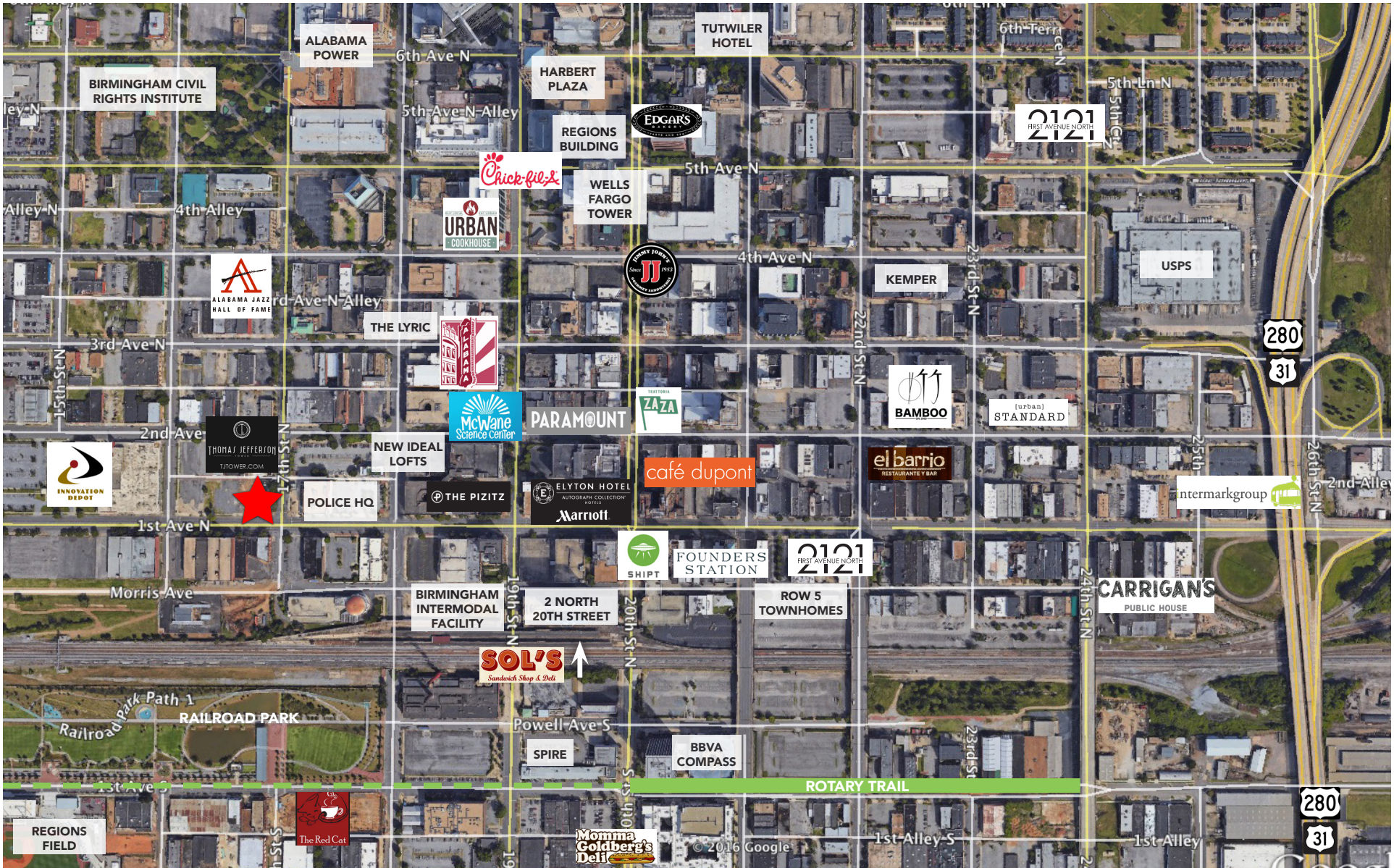
1 Mile: \$ 52,358
3 Mile: \$ 65,038
5 Mile: \$ 72,550



Traffic Counts

1st Ave North:
+/- 15,185 vehicles/day
17th St North:
+/- 1,686 vehicles/day

The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted as proposed subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice. Need not be built.



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